

**Facility Condition Assessment Services**

**Tier 1 Report of  
Facility Condition Assessment**

**For  
City of Los Altos  
Restroom Building  
97 Hillview Avenue  
Los Altos,  
California 94022-3740**



**Date of Report: June 10, 2016**

Provided By:

**Faithful+Gould, Inc.**

Provided For:

**City of Los Altos**

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## EXECUTIVE SUMMARY

### INTRODUCTION

In accordance with the agreement held between The City of Los Altos, agreement CF-01003 and Faithful+Gould Inc, this completed report provides a comprehensive Facility Condition Assessment of the Restroom Building located at 97 Hillview Avenue, Los Altos, California, 94022-3740 (The Property).

This report provides a summary of the facility information known to us at the time of the study, the scope of work performed, an equipment inventory, evaluation of the visually apparent condition of The Property together with a forecast of capital expenditures anticipated over the next 10 years. We have provided an outlook of anticipated expenditures with no minimum value within the online iPlan™ capital planning database. The expenditure forecast does not account for typical preventative maintenance items such as changing filters to fan coil units.

Our cost rates to produce life cycle and replacement cost estimates are based on our knowledge of the local regional market rates. Our line item costs assume that the work will be undertaken by either in-house or direct sub-contract labor. If the work is procured through public general contractor bids, we recommend budgeting for additional project costs of between 25%-35% to allow for professional fees and general contractor overhead/profit and management costs.

The report provides a summary of the anticipated primary expenditures over the 10-year study period. Further details of these expenditures are included within each respective report section and within the 10-year expenditure forecast, in Appendix A.

The report also calculates the Facility Condition Needs Index (FCNI) of the facility based upon the calculated FCNI. Further discussion of the Facility Condition Needs Index is detailed in the sections below.

### LIMITING CONDITIONS

This report has been prepared for the exclusive and sole use of the City of Los Altos. The report may not be relied upon by any other person or entity without the express written consent of Faithful+Gould.

Any reliance on this report by a third party, any decisions that a third party makes based on this report, or any use at all of this report by a third party is the responsibility of such third parties. Faithful+Gould accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made, or actions taken, based on this report.

The assessment of the building/site components was performed using methods and procedures that are consistent with standard commercial and customary practice as outlined in ASTM Standard E 2112-01 for PCA assessments. As per this ASTM Standard, the assessment of the building/site components is based on a visual walk-through site visit, which captured the overall condition of the site at that specific point in time only.

No legal surveys, soil tests, environmental assessments, geotechnical assessments, detailed barrier-free compliance assessments, seismic assessments, detailed engineering calculations, or quantity surveying compilations have been made. No responsibility, therefore, is assumed concerning these matters. Faithful+Gould did not design or construct the building(s) or related structures and therefore will not be held responsible for the impact of any design or construction defects, whether or not described in this report. No guarantee or warranty, expressed or implied, with respect to the property, building components, building systems, property systems, or any other physical aspect of The Property is made.

The recommendations and our opinion of probable costs associated with these recommendations, as presented in this report, are based on walk-through non-invasive observations of the parts of the building which were readily accessible during our visual review. Conditions may exist that are not as per the general condition of the system being observed and reported in this document. Opinions of probable costs presented in this report are also based on information received during interviews with operations and maintenance staff. In certain instances, Faithful+Gould has been required to assume that the information provided is accurate and cannot be held responsible for incorrect information received during the interview process. Should additional information become available with respect to the condition of the building and/or site elements, Faithful+Gould requests that this information be brought to our attention so that we may reassess the conclusions presented herein.

The opinions of probable costs are intended for global budgeting purposes only. The scope of work and the actual costs of the work recommended can only be determined after a detailed examination of the site element in question, understanding of the site restrictions, understanding of the effects on the ongoing operations of the site/building, definition of the construction schedule, and preparation of tender documents.

**PROJECT DETAILS**

On April 20, 2016, Mark Collett of Faithful+Gould visited The Property to observe and document the condition of the building and site components. During our site visit, Faithful+Gould was assisted by David Fanucchi (Facilities / Fleet Supervisor) and Roby Robertson (Maintenance Technician) who are associated with City of Los Altos.

**BUILDING DETAILS**

Item	Description
Project Name	Restroom Building
Property Type	Restroom
Full Address	97 Hillview Avenue Los Altos, California 94022-3740
Onsite Date	April 20, 2016
Historic District	No
Historic Building	No
Year Built	1950
Occupancy Status	Occupied
Number of Stories	1
Gross Building Area (GSF)	330
Current Replacement Value (CRV)	\$ 59,400
ARV/GSF (\$/Sq Ft)	\$180.00 / Sq Ft

## **BUILDING DESCRIPTION**

### **PROPERTY EXECUTIVE SUMMARY**

The Restroom is part of the Hillview Community Center, located at 97 Hillview Avenue, Los Altos, California and was constructed in 1950. There are both a Men's and Women's restroom and associated janitor's room. There have been some minor renovations around the mid 80's when new sanitary ware was added, as far as we are aware there have been no major additions.

### **ARCHITECTURAL STRUCTURE EXECUTIVE SUMMARY**

The building is assumed to have reinforced concrete strip footing foundations. The building has a reinforced concrete slab-on-grade. The exterior walls are constructed of wood structure with a stucco finish on metal laths. The building has wood fixed frame and steel casement windows with wood entrance doors. The building has a flat roof with a wood rafter frame with a plywood deck and is covered in a built-up roof covering with stone chippings. The interior partitions consist of stud walls with wood boards and painted stucco plaster. The building has a combination of ceramic tiles and painted concrete floor finishes. The building has a suspended acoustic tile ceilings. Circulation is via exterior covered open corridors.

### **MECHANICAL EXECUTIVE SUMMARY**

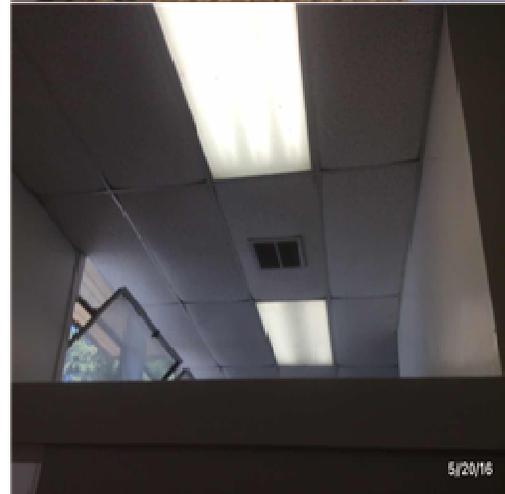
The building has no heating or cooling at the building. Domestic hot water is not provided to the lavatories. There is no wet-pipe fire suppression system present at the building.

### **ELECTRICAL EXECUTIVE SUMMARY**

The electrical system consists of a main distribution panel the location of which is unknown, however, it assumed to be located in recreation/administration office. Interior lighting is comprised of recessed fluorescent fixtures to restrooms and ceiling mounted fixtures to janitor room. The exterior lighting is provided by wall pack, and recessed can fixtures.

### **SITE EXECUTIVE SUMMARY**

The site has concrete sidewalks to exterior corridors and various landscaped areas. All site assets are attached to the Parks Office FCA Report.



**SUMMARY OF FINDINGS**

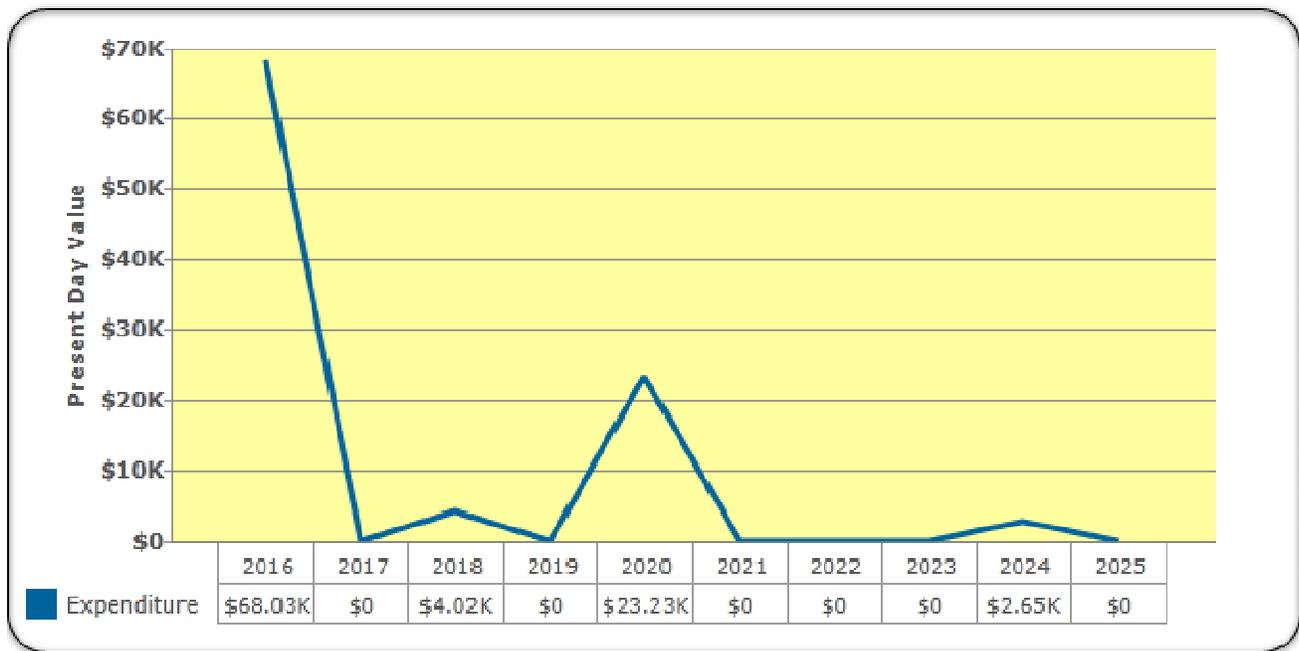
This report represents summary-level findings for the Property Condition Assessment. The deficiencies identified in this assessment can be combined with potential new construction requirements to develop an overall Long Term Capital Needs Plan that can be the basis for a facility wide capital improvement funding strategy. Key findings from the Assessment include:

Key Findings	Metric
Current Year Facility Condition Needs Index	114.53
Immediate Capital Needs (Year 1) (included in FCNI)	\$68,031
Future Capital Needs (Year 2 to Year 10)	\$29,893

**BUILDING EXPENDITURE SUMMARY**

The building expenditure summary section provides an executive overview of the findings from the assessment. The chart below provides a summary of yearly anticipated expenditures over the study period for the Restroom Building building. In addition, we have scheduled key findings highlighting items greater than \$5,000 and their anticipated failure year. Further details of these expenditures are included within each respective report section and within the expenditure forecast, in Appendix A of this report. The results illustrate a total anticipated expenditure over the study period of approximately \$97,923.

**Expenditure Forecast Over Study Period**



## KEY FINDINGS

- + B Shell: Replace Steel Window Units - Casement, Double Hung, Vent or Sliding at an estimated cost of \$6,819 in year 2016
- + B Shell: Replace roof deck and covering at an estimated cost of \$15,575 in year 2016
- + C Interiors: ADA Adaptors at an estimated cost of \$22,400 in year 2016
- + D Services: ADA Fixtures at an estimated cost of \$12,880 in year 2016
- + D Services: Replace Wall Mounted Water Closets at an estimated cost of \$11,200 in year 2020
- + D Services: Replace D2010 Plumbing Fixtures at an estimated cost of \$6,776 in year 2020
- + D Services: Replace Vanity Top Lavatories at an estimated cost of \$5,250 in year 2020

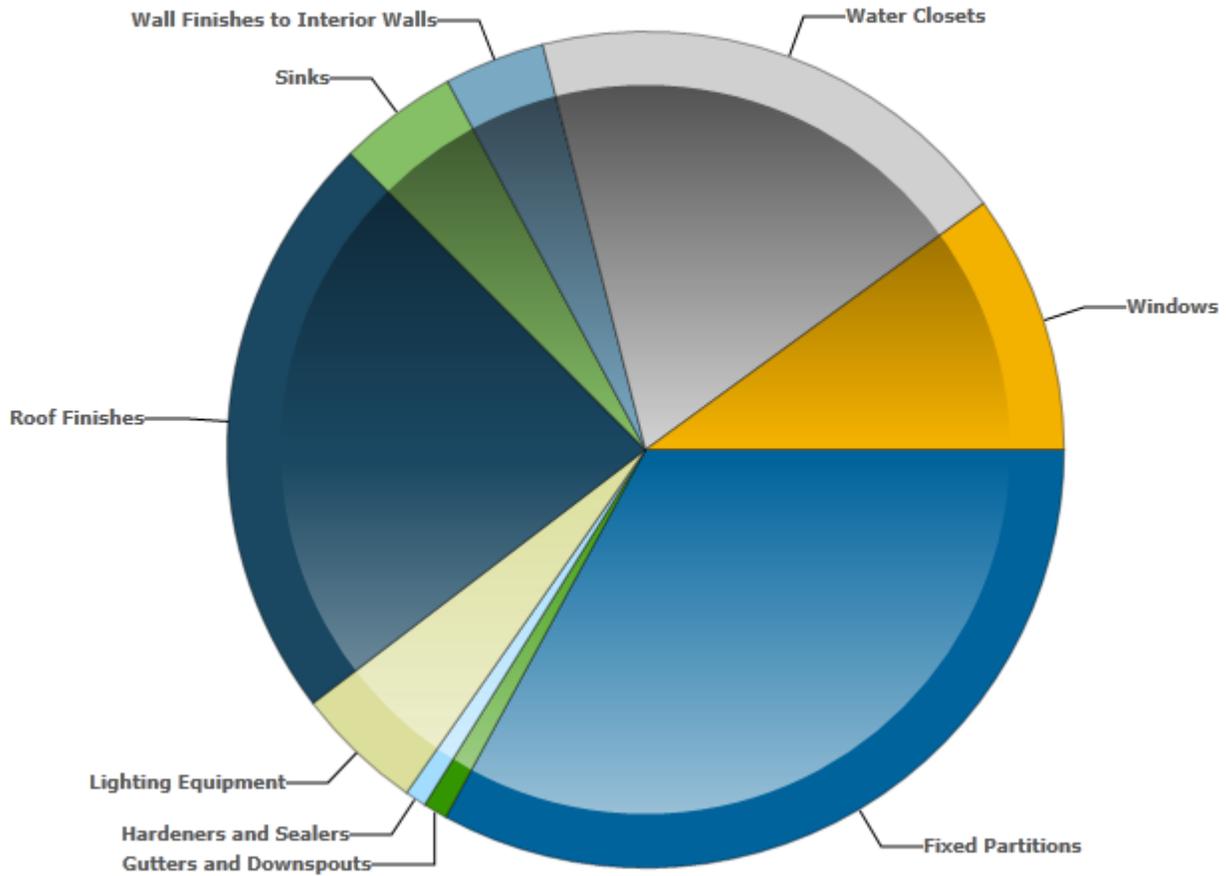
1 All costs presented in present day values

2 Costs represent total anticipated values over the 10 year study period

3 Budget for additional project costs of between 25% - 35% to allow for professional fees and general contractor overhead/profit and management costs

**DISTRIBUTION OF IMMEDIATE (YEAR 1) NEEDS BY BUILDING SYSTEM**

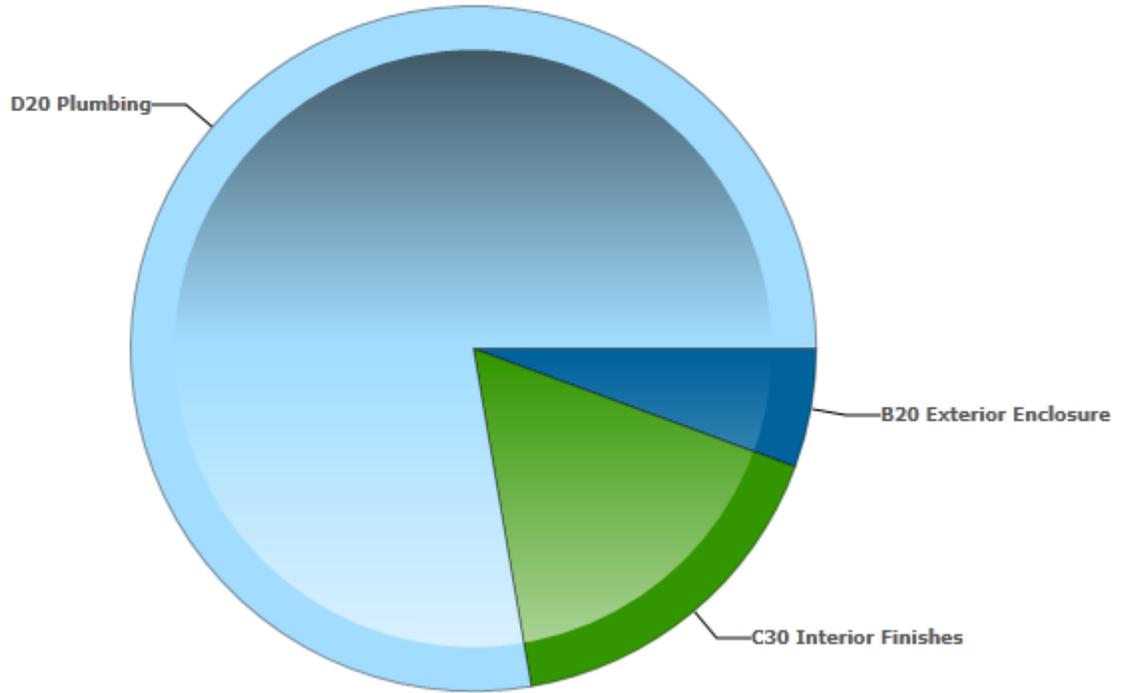
**Distribution of Immediate Needs by Building System**



Building System	Estimated Cost	Percentage of Total Cost
Fixed Partitions	\$22,400	32.9%
Gutters and Downspouts	\$635	0.9%
Hardeners and Sealers	\$560	0.8%
Lighting Equipment	\$3,367	5.0%
Roof Finishes	\$15,575	22.9%
Sinks	\$3,150	4.6%
Wall Finishes to Interior Walls	\$2,646	3.9%
Water Closets	\$12,880	18.9%
Windows	\$6,819	10.0%
<b>Total</b>	<b>\$68,031</b>	<b>100%</b>

DISTRIBUTION OF FUTURE (YEAR 2-YEAR 10) NEEDS BY BUILDING SYSTEM

**Distribution of Capital Needs by Building System**



Building System	Estimated Cost	Percentage of Total Cost
B20 Exterior Enclosure	\$1,676	5.6%
C30 Interior Finishes	\$4,992	16.7%
D20 Plumbing	\$23,226	77.7%
<b>Total</b>	<b>\$29,893</b>	<b>100%</b>

**FACILITY CONDITION NEEDS INDEX**

In this report we have calculated the Facility Condition Needs Index (FCNI) for the facility; illustrating the likely condition of the systems, equipment and building needs should the required funding not be expended over the cost study period. The FCNI is used in Facilities Management to provide a benchmark to compare the relative condition and needs of a group of facilities. The FCNI is primarily used to support asset management initiatives of federal, state, and local government facilities organizations.

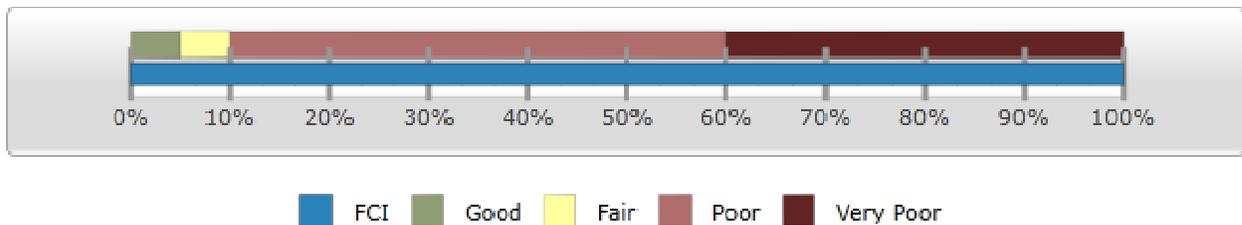
The FCNI is the ratio of accumulated Deferred Maintenance (DM) (total sum of required and recommended works) and Needs (ADA) to the Current Replacement Value (CRV) for a constructed asset. Calculated by dividing DM and Needs by CRV (in this instance we have applied an Adjusted Replacement Value (ARV) to the CRV to reflect to value of the partial building assessment). The range is from zero for a newly constructed asset, to one for a constructed asset with a DM value equal to its CRV. Acceptable ranges vary by Asset Type, but as a general guideline, the FCNI scoring system is as follows:

$$FCNI = \frac{\text{Maintenance, Repair, Needs and Replacement Deficiencies of the Facility(s)}}{\text{Current Replacement Value of the Facility(s) (CRV)}}$$

If the FCNI rating is 60% or greater then replacement of the asset/building should be considered instead of renewal.

Condition	Definition	Percentage Value
GOOD	In a new or well-maintained condition with no visual evidence of wear, soiling or other deficiencies.	0% to 5%
FAIR	Subject to wear and soiling but is still in a serviceable and functioning condition.	5% to 10%
POOR	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.	Greater than 10%
V-POOR	Subjected to hard or long-term wear. Has reached the end of its useful or serviceable life. Renewal now necessary.	Greater than 60%

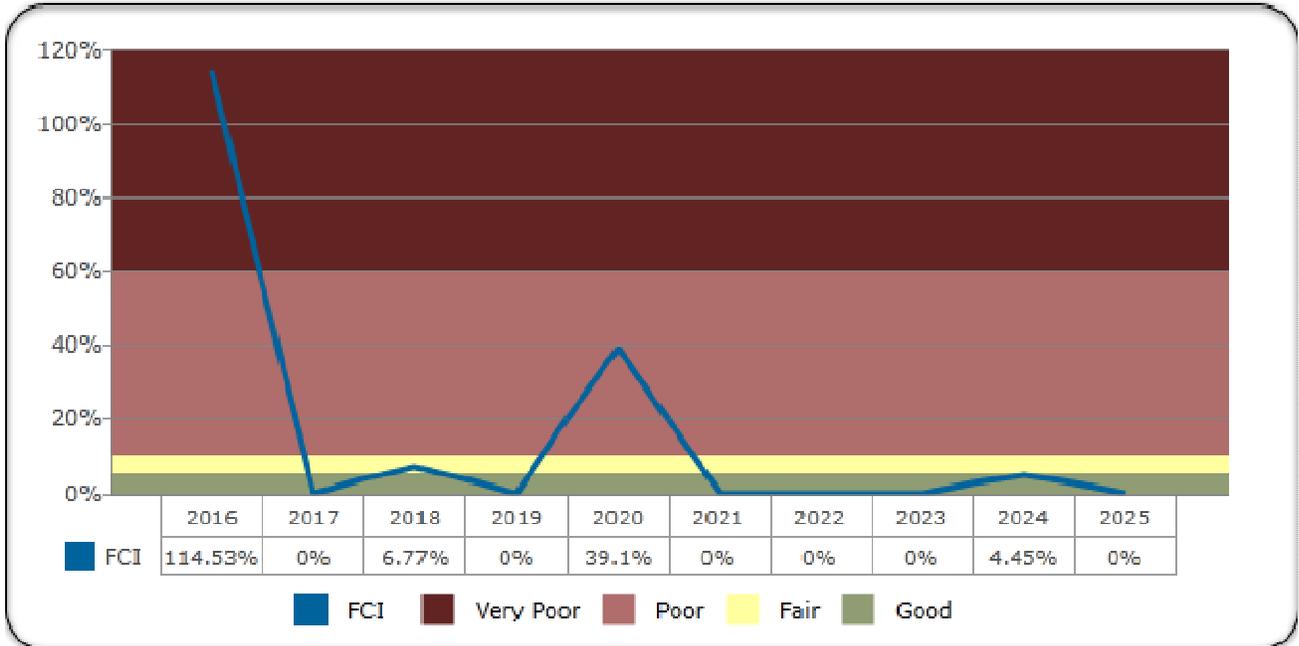
The chart below indicates the current FCNI ratio of the Restroom Building building.



**Restroom Building, FCNI: 114.53%**

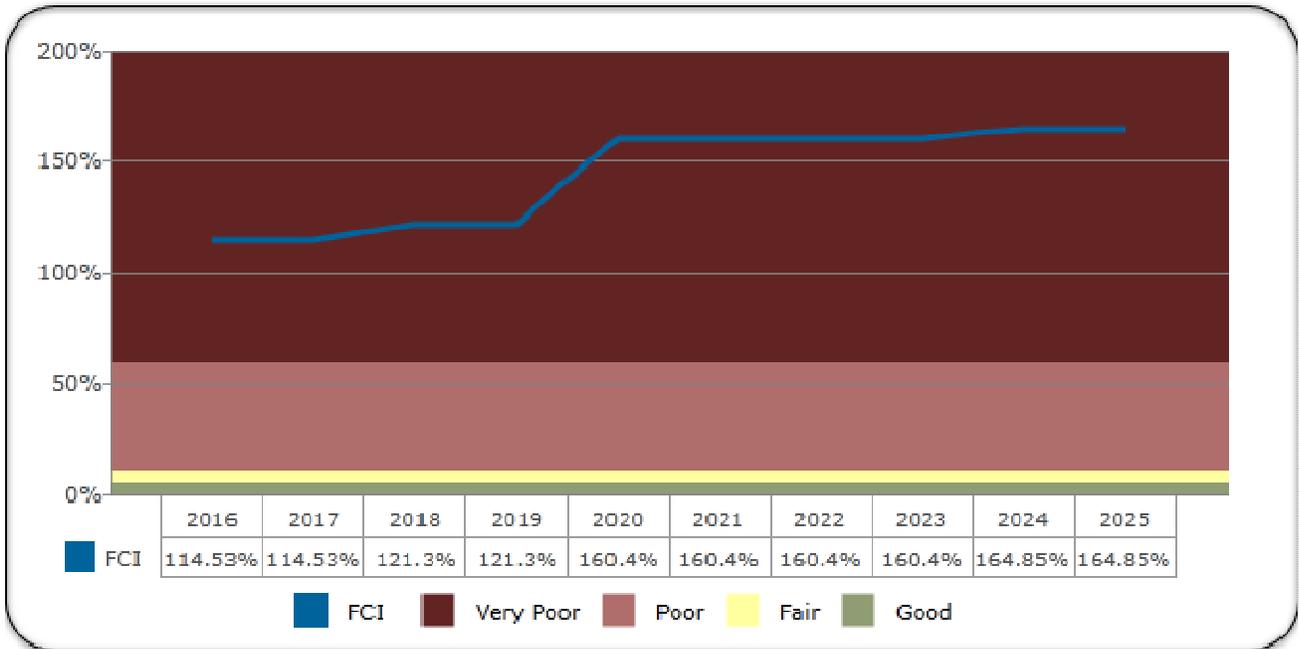
The chart below indicates the effects of the FCNI ratio per year, assuming the required funds and expenditures **ARE** made to address the identified actions each year.

### Year by Year Effects of FCI Over the Study Period



The Chart below indicates the cumulative effects of the FCNI ratio over the study period assuming the required funds and expenditures are **NOT** provided to address the identified works and deferred maintenance each year.

### Cumulative Effects of FCI over the Study Period



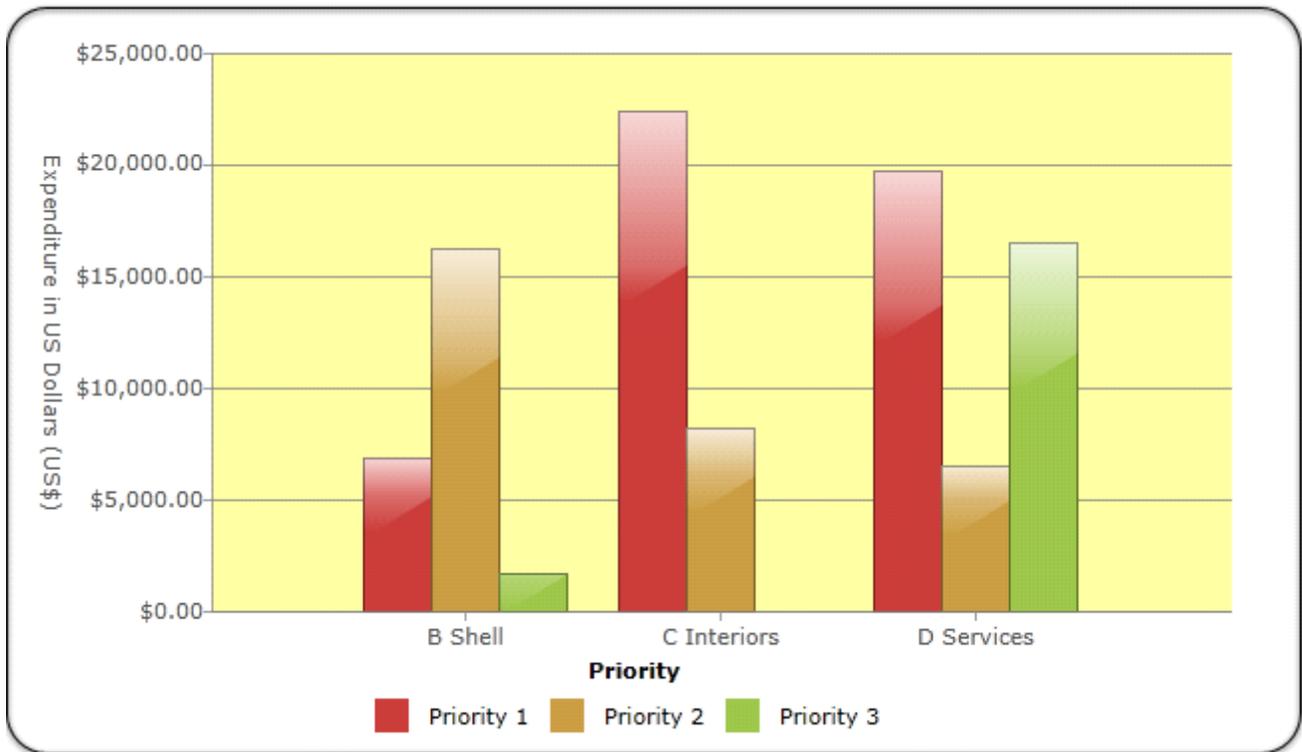
### NEEDS SORTED BY PRIORITIZATION OF WORK

Faithful+Gould has prioritized the identified work in order to assist with analyzing the deficiencies found during the assessment. The following Priorities are shown below:

<b>Priority 1</b> Currently Critical	<ul style="list-style-type: none"> <li>•Systems requiring immediate action that have failed, compromises staff or public safety or requires to be upgraded to comply with current codes and accessibility</li> </ul>
<b>Priority 2</b> Potentially Critical:	<ul style="list-style-type: none"> <li>•A system or component is nearing end of useful life, if not addressed will cause additional deterioration and added repair costs</li> </ul>
<b>Priority 3</b> Necessary / Not Critical:	<ul style="list-style-type: none"> <li>•Lifecycle replacements necessary but not critical or mid-term future replacements to maintain the integrity of the facility or component</li> </ul>

The chart below illustrates the breakdown of expenditure according the priority coding providing an opportunity to strategically plan and effectively direct funding to the highest priority.

**Planning Horizon Needs by System and Priority**



Building System	Priority 1	Priority 2	Priority 3	Total
B Shell	\$6,819	\$16,209	\$1,676	\$24,703
C Interiors	\$22,400	\$8,197	\$	\$30,597
D Services	\$19,656	\$6,517	\$16,450	\$42,623
<b>Totals</b>	<b>\$48,874</b>	<b>\$30,923</b>	<b>\$18,126</b>	<b>\$97,923</b>

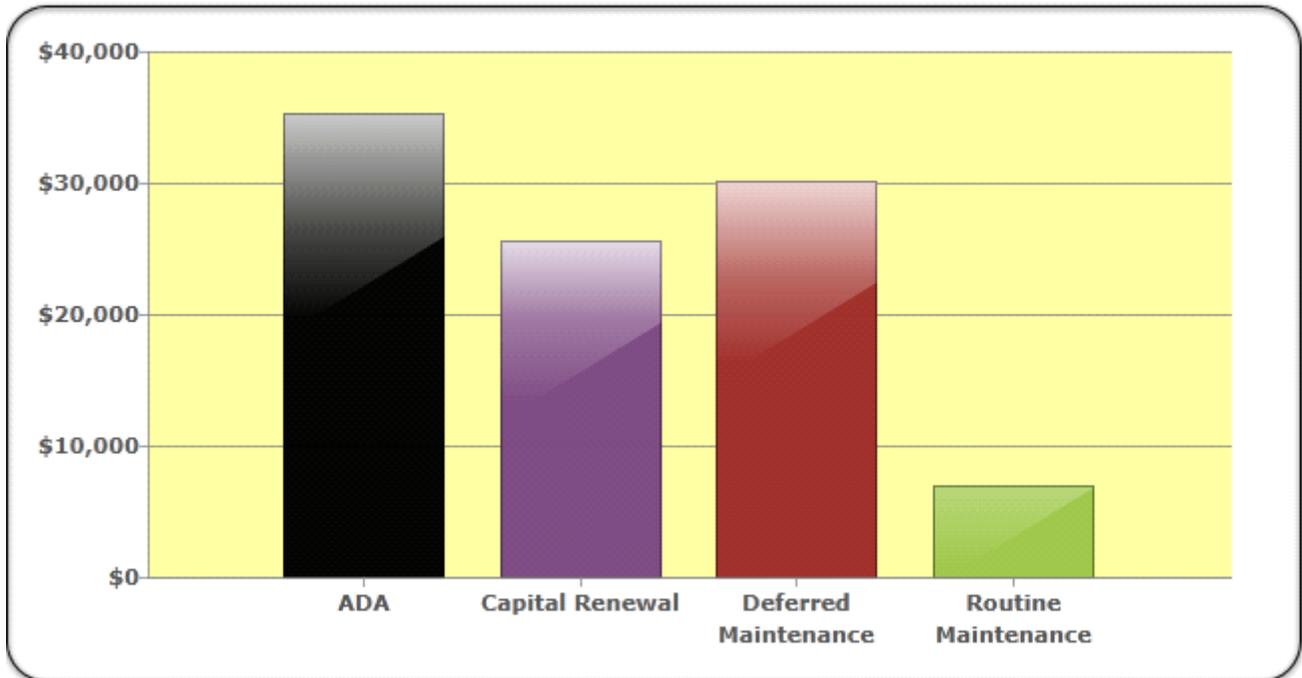
### NEEDS SORTED BY PLAN TYPE

Faithful+Gould has prioritized the identified work according to the Plan Type or deficiency categories in order to assist with analyzing the deficiencies found during the assessment. The following Plan Types are shown below:

Plan Type 1 Deferred Maintenance	<ul style="list-style-type: none"> <li>• Maintenance that was not performed when it was scheduled or past its useful life resulting in immediate repair or replacement</li> </ul>
Plan Type 2 Routine Maintenance	<ul style="list-style-type: none"> <li>• Maintenance that is planned and performed on a routine basis to maintain and preserve the condition</li> </ul>
Plan Type 3 Capital Renewal	<ul style="list-style-type: none"> <li>• Planned replacement of building systems that have or will reach the end of their useful life</li> </ul>
Plan Type 4 Energy & Sustainability	<ul style="list-style-type: none"> <li>• When the repair or replacement of equipment or systems are recommended to improve energy and sustainability performance</li> </ul>
Plan Type 5 ADA	<ul style="list-style-type: none"> <li>• When the repair or replacement of equipment or systems are recommended to comply with ADA</li> </ul>

The chart below illustrates the breakdown of expenditure according to the Plan Type or deficiency categories providing an opportunity to strategically plan and effectively direct funding.

**Planning Horizon Needs by Category**



Building System	Total Cost
Deferred Maintenance	\$30,105
Capital Renewal	\$25,572
Routine Maintenance	\$6,967
ADA	\$35,280
<b>Total</b>	<b>\$97,923</b>

## ^ SUBSTRUCTURE SYSTEMS

### A10 FOUNDATIONS

#### A1011 Wall Foundations

##### DESCRIPTION

The exterior wall construction is supported by reinforced concrete spread footings around the perimeter of the building. The compressive strength of the concrete is unknown.

##### CONDITION

The footings are not visible due to their location below the exterior wall construction. However there is no deterioration to the wall constructions that they are supporting, therefore we assume them to be in fair condition and free from defects. We do not anticipate a requirement for replacement during the study period.

#### A1031 Standard Slab on Grade

##### DESCRIPTION

The first floor consisted of cast-in-place concrete slab-on-grade; we assume that the floor slab was placed over a compacted gravel fill, with the thickness of the slab being 6" to 8" thick; laid over a sand bed. The compressive strength of the concrete is unknown.

##### CONDITION

The slab-on-grade was observed to be in fair to good condition, there were no signs of undue settling or cracks noted. We do not anticipate replacement or repair during the study period.

## B SHELL SYSTEMS

### B10 SUPERSTRUCTURE

#### B1033 Wood Frame Structure

##### DESCRIPTION

The building's exterior wall construction consisted of wood framing with a board finish internally and stucco finish externally.

##### CONDITION

The wall construction was observed to be in fair condition and well maintained; there are no instances of deterioration, cracking or damage observed. Therefore no actions will be generated during the study period for works associated with the structural wood frame structure.

## **B20 EXTERIOR ENCLOSURE**

### **B2011 Exterior Wall Construction**

#### **DESCRIPTION**

The building's exterior wall finish consisted of a stucco plaster on expanded metal laths with a painted finish.

#### **CONDITION**

The stucco appeared to be in fair condition with no instances of deterioration observed. We do however recommend repainting of exterior surfaces later in the study period to maintain the appearance of the building and also protect the asset.

### **B2016 Exterior Soffits**

#### **DESCRIPTION**

The building exterior consisted of painted soffits at the roof level.

#### **CONDITION**

The exterior soffits appeared to be in fair condition; therefore we do not anticipate any actions during the study period. We do however recommend repainting of these surfaces later in the study period to maintain the appearance of the building and also protect the asset.

### **B2021 Windows**

#### **DESCRIPTION**

The building contained steel frame windows with fixed and top hung units and single pane uninsulated glass.

#### **CONDITION**

The windows at the building were observed to be in poor condition. We have assumed the windows to be original based on the current condition, which would put the windows well past their useful life. Glass has been replaced recently due to difficulty of operation, and the frames showed signs of rust and corrosion. We recommend replacing the window immediately in order to maintain the appearance and security of the building as well as prevent water penetration.

### PROJECTED EXPENDITURES

Identified recommended works that are required during the 10-year study period are scheduled below. We recommend budgeting for additional project costs of between 25%-35% to allow for professional fees and general contractor overhead/profit and management costs.

ID	Type	Recommendation	Priority	Year	Expenditures
135355	B2010	Repaint Exterior Wall Surfaces	Priority 3	2018	\$1,676
135356	B2020	Replace Steel Window Units - Casement, Double Hung, Vent or Sliding	Priority 1	2016	\$6,819

### TOTALS BY YEAR

Year	Total Expenditures
2016	\$6,819
2018	\$1,676

## B30 ROOFING

### B3011 Roof Finishes

#### DESCRIPTION

The low-sloped roof level is comprised of plywood decking over wood beams and joists, covered by a Built-up Roof covering with a gravel surface. The roof is sloped to allow drainage to the perimeter metal gutters at the South and north of the building, connected to exterior downspouts located along its length. Elsewhere at the community Center there is evidence of roof insulation between the wood structure.

#### CONDITION

The BUR covering appeared to be in poor condition with evidence of leaks observed. The maintenance personnel also verified reported roof leaks. There is deterioration due to age and other similarly aged roofs to the Community Center have already been repaired. We are unaware of the age of the roof covering, however we assume it to be more than fifteen years of age, therefore based on the typical EUL of twenty years for this type of covering and current observed condition, we anticipate replacement early in the study period.

### B3016 Gutters and Downspouts

#### DESCRIPTION

The roof drained to gutter system located at the east and west of the roof surface which connected to exterior down spouts.

#### CONDITION

The gutters appear in poor condition. Maintenance personnel reported that the gutters and down spouts are difficult to maintain due to the fact that they are connected directly to the below ground drainage. The typical EUL for this type of gutter system is twenty years; therefore, we recommend replacing the gutters and downspouts at the beginning of the study period.

#### PROJECTED EXPENDITURES

Identified recommended works that are required during the 10-year study period are scheduled below. We recommend budgeting for additional project costs of between 25%-35% to allow for professional fees and general contractor overhead/profit and management costs.

ID	Type	Recommendation	Priority	Year	Expenditures
135357	B3010	Replace roof deck and covering	Priority 2	2016	\$15,575
135358	B3010	Replace Galvanized Steel Perimeter Gutters & Downspout	Priority 2	2016	\$635

#### TOTALS BY YEAR

Year	Total Expenditures
2016	\$16,209

## C INTERIORS SYSTEMS

### C10 INTERIOR CONSTRUCTION

#### C1011 Fixed Partitions

##### DESCRIPTION

The interior wall construction consists of wood framing with a board finish.

ADA items 19-3 and 19-4 have been identified for this asset, in the City of Los Altos Self Evaluation & Transition Plan dated April 2014. See appendix F for details.

##### CONDITION

The wall construction was visible through an access point in the Janitor's Closet There were no instances of deterioration, cracking or damage observed. Therefore no actions will be generated during the study period for works associated with the fixed partitions.

The ADA plan identifies modifying corridor walls to make restrooms accessible. The additional cost of this work has been included in the study period.

##### PROJECTED EXPENDITURES

Identified recommended works that are required during the 10-year study period are scheduled below. We recommend budgeting for additional project costs of between 25%-35% to allow for professional fees and general contractor overhead/profit and management costs.

ID	Type	Recommendation	Priority	Year	Expenditures
135359	C1010	ADA Adaptions	Priority 1	2016	\$22,400

#### TOTALS BY YEAR

Year	Total Expenditures
2016	\$22,400

## C30 INTERIOR FINISHES

### C3012 Wall Finishes to Interior Walls

#### DESCRIPTION

There is a combination of wall finishes throughout the building, these included painted finishes, ceramic wall tile and FRP (fiber-reinforced plastic) wall panels.

#### CONDITION

The interior wall finishes were observed to be in fair to poor condition. We anticipate the repainting of the interior surfaces early in the study period to maintain appearances. The ceramic tile at the restroom was in fair - poor condition given its age. The ceramic tile has an EUL of thirty years. We did not observe any broken or loose tiles or missing grout; therefore, we expect the ceramic tile to last beyond the study period. We are unaware of the age of the FRP panel, however, we did not observe any damage or discoloration, therefore we do not anticipate replacement in the study period.

### C3012 Wall Finishes to Interior Walls

#### DESCRIPTION

There is a combination of wall finishes throughout the building, these included painted finishes, ceramic wall tile and FRP (fiber-reinforced plastic) wall panels.

#### CONDITION

The interior wall finishes were observed to be in fair to poor condition. We anticipate the repainting of the interior surfaces early in the study period to maintain appearances. The ceramic tile at the restroom was in fair - poor condition given its age. The ceramic tile has an EUL of thirty years. We did not observe any broken or loose tiles or missing grout; therefore, we expect the ceramic tile to last beyond the study period. We are unaware of the age of the FRP panel, however, we did not observe any damage or discoloration, therefore we do not anticipate replacement in the study period.

### C3024 Flooring

#### DESCRIPTION

There is a combination of floor finishes throughout the building, which include epoxy floor finish to the janitor area and ceramic tiles to the restroom areas.

#### CONDITION

The floor finishes appeared in poor - fair condition throughout the building. We are unaware of the age of the epoxy floor covering at the janitor's room, however we assume it to be more than fifteen years of age, therefore based on the typical EUL of ten years for this type of covering and current observed condition, we anticipate replacement early in the study period. The ceramic tile at the restrooms was in fair - poor condition given its age. The ceramic tile has an EUL of thirty years. We did not observe any broken or loose tiles or missing grout; therefore, we expect the ceramic tile to last beyond the study period.

### C3032 Suspended Ceilings

#### DESCRIPTION

The interior ceilings contain 2 x 4 suspended acoustic tiles throughout.

#### CONDITION

The acoustic tiles appeared in poor condition overall. We are unaware of the age; however we assume it to be more than fifteen years of age, therefore based on the typical EUL of twenty years for this type of ceiling and current observed condition, we anticipate replacement early in the study period.

#### PROJECTED EXPENDITURES

Identified recommended works that are required during the 10-year study period are scheduled below. We recommend budgeting for additional project costs of between 25%-35% to allow for professional fees and general contractor overhead/profit and management costs.

ID	Type	Recommendation	Priority	Year	Expenditures
135360	C3010	Replace Painted Finish - Standard	Priority 2	2016	\$2,646
135361	C3010	Replace Painted Finish - Standard	Priority 2	2024	\$2,646
135362	C3020	Replace Epoxy Floor Coating	Priority 2	2016	\$560
135363	C3030	Replace Acoustic Ceiling System - Standard	Priority 2	2018	\$2,346

#### TOTALS BY YEAR

Year	Total Expenditures
2016	\$3,206
2018	\$2,346
2024	\$2,646

## D SERVICES SYSTEMS

### D20 PLUMBING

#### D2011 Water Closets

##### DESCRIPTION

There are four wall mounted vitreous china water closets with plastic seats located within the restrooms and three wall mounted urinals in the men's restroom. They are tank-less type units with manual flush valves.

ADA items 19-3 and 19-4 have been identified for this asset, which have been identified in the City of Los Altos Self Evaluation & Transition Plan dated April 2014. See appendix F for details.

##### CONDITION

The water closets and urinals were observed to be in poor condition. Water closets such as this have an EUL of thirty-five years. We believe the water closets to be upgraded in 1985 therefore they are over thirty-five years old. We recommend a full replacement early in the study period. The flush valves may fail during the study period and therefore to maintain function they may need to be replaced. This work has not been included in this study as we anticipate it will be carried out on an as needed basis as part of routine maintenance.

The ADA plan identifies replacing or modifying grab bars, stall partitions and doors, and repositioning fixtures and controls to make them accessible. The additional cost of this work has been included in the study period.

#### D2013 Lavatories

##### DESCRIPTION

The building contained four vitreous china countertop lavatories. Two in each restroom. The lavatories have a single, push metered metal faucet.

##### CONDITION

The lavatories were observed to be in poor condition. The lavatories drained properly and appeared to not have any cracks in the china; however, they are assumed to be original and based on their typical EUL of thirty-five years we recommend that they are considered for replacement during the study period. Maintenance personnel reported that the wall mounted closets are more prone to vandalism as the restrooms remain open to the public 24 hours.

#### D2014 Sinks

##### DESCRIPTION

The building contained a floor mounted service sink in the janitor's room. The service sink has a dual handed metal non-metered faucet.

##### CONDITION

The sink was observed to be in poor condition. The sink drained properly and appeared to not have any cracks in the china; however, it is assumed to be original and based on their typical EUL of thirty-five years we recommend that they are considered for replacement during the study period.

## D2021 Cold Water Service

### DESCRIPTION

The domestic cold water system is supplied directly from the local Public Utilities and enters the building at the north elevation.

### CONDITION

The domestic water system at the building appeared to be in poor to fair condition. No known corrosion was observed that could be attributed to age and deferred maintenance. No actions required during the study period.

## D2031 Waste Piping

### DESCRIPTION

Waste piping is assumed to be a combination of both PVC and cast iron piping throughout the building.

### CONDITION

The waste piping appears in poor to fair condition. Maintenance personnel reported that some waste has been replaced and the restrooms were refurbished around 1985. The typical EUL for this type of waste piping is fifty years; therefore it is not included in the study period.

### PROJECTED EXPENDITURES

Identified recommended works that are required during the 10-year study period are scheduled below. We recommend budgeting for additional project costs of between 25%-35% to allow for professional fees and general contractor overhead/profit and management costs.

ID	Type	Recommendation	Priority	Year	Expenditures
135364	D2010	Replace D2010 Plumbing Fixtures	Priority 1	2020	\$6,776
135365	D2010	Replace Wall Mounted Water Closets	Priority 3	2020	\$11,200
135366	D2010	ADA Fixtures	Priority 1	2016	\$12,880
135367	D2010	Replace Service Sink Floor Mounted	Priority 2	2016	\$3,150
135368	D2010	Replace Vanity Top Lavatories	Priority 3	2020	\$5,250

### TOTALS BY YEAR

Year	Total Expenditures
2016	\$16,030
2020	\$23,226

## D50 ELECTRICAL SYSTEMS

### D5022 Lighting Equipment

#### DESCRIPTION

The interior lighting is provided by a combination of light fixtures which consisted of recessed, surface and ceiling mounted types. The light fixtures to the restrooms comprised of 2' x 4' fluorescent recessed fixtures within the suspended ceiling system, with incandescent or fluorescent light fixtures to the janitors room.

#### CONDITION

The interior lighting was observed to be in poor condition along with the suspended ceiling system itself. These recessed light fixtures typically have an EUL of 20 years; therefore based on observed condition they have been recommended for replacement early in the in the study period.

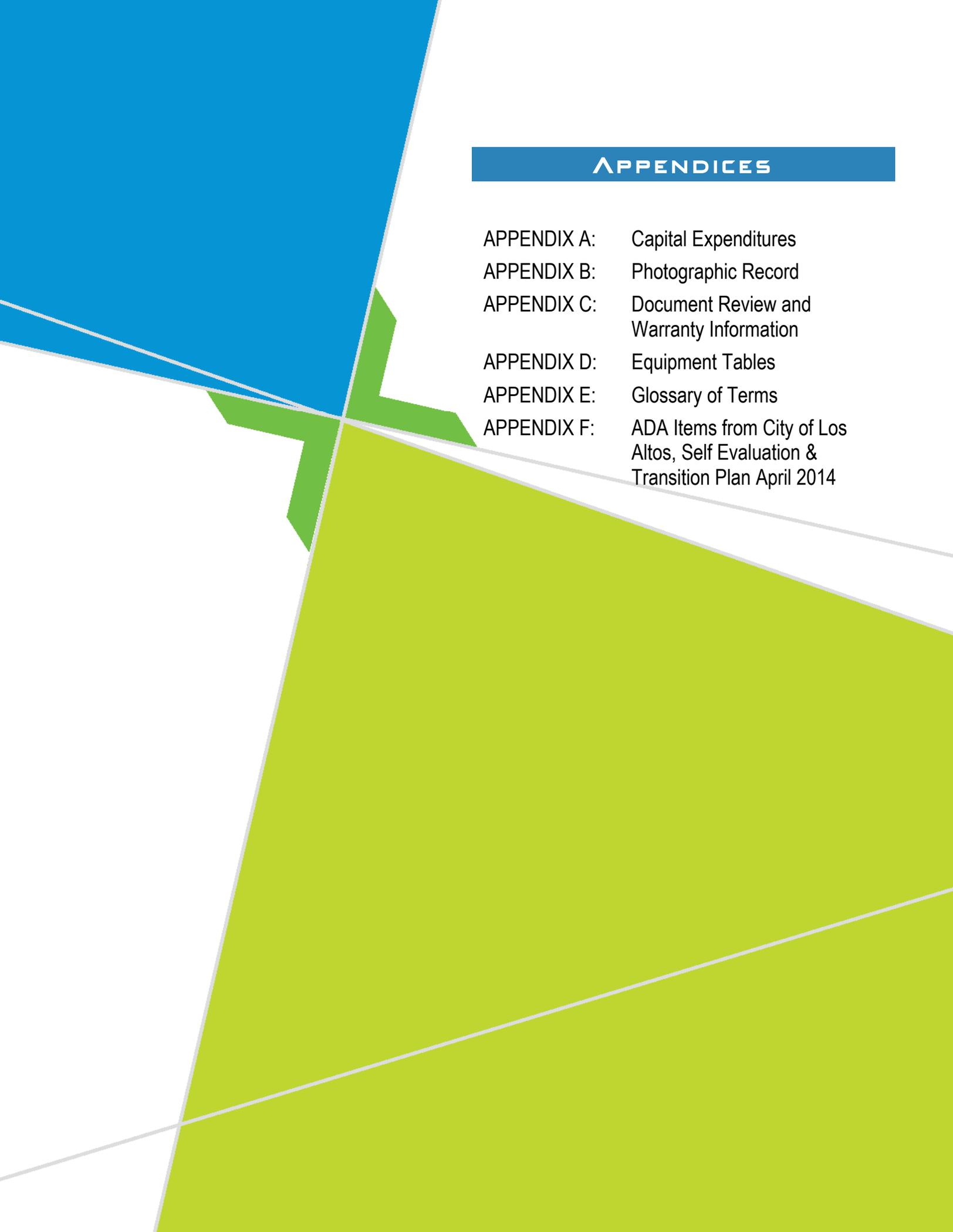
#### PROJECTED EXPENDITURES

Identified recommended works that are required during the 10-year study period are scheduled below. We recommend budgeting for additional project costs of between 25%-35% to allow for professional fees and general contractor overhead/profit and management costs.

ID	Type	Recommendation	Priority	Year	Expenditures
135369	D5020	Replace Interior Light Fixtures - Fluorescent	Priority 2	2016	\$3,367

#### TOTALS BY YEAR

Year	Total Expenditures
2016	\$3,367



## APPENDICES

- APPENDIX A: Capital Expenditures
- APPENDIX B: Photographic Record
- APPENDIX C: Document Review and Warranty Information
- APPENDIX D: Equipment Tables
- APPENDIX E: Glossary of Terms
- APPENDIX F: ADA Items from City of Los Altos, Self Evaluation & Transition Plan April 2014



**APPENDIX A:**  
CAPITAL EXPENDITURES

# Deficiency Report

## Restroom Building

GSF: 330

Year Built: 1950

Renew Year :

Replacement Cost: \$59,400

Fiscal Year	\$	ID	CSI	Type Name	Description	Materials				Estimate	\$
						Qty	Units	Cost	Assessed Cost		
2016	\$68,031	135281	B2020	Deferred Maintenance	Replace Steel Window Units - Casement, Double Hung, Vent or Sliding	90	SF	\$75.76	\$6,819		\$6,819
		135282	B3010	Deferred Maintenance	Replace roof deck and covering	828	SF	\$18.81	\$15,575		\$15,575
		135283	B3010	Deferred Maintenance	Replace Galvanized Steel Perimeter Gutters & Downspout	46	LF	\$13.79	\$635		\$635
		135284	C1010	ADA	ADA Adaptions	1	EACH	\$22,400.00	\$22,400		\$22,400
		135285	C3010	Routine Maintenance	Replace Painted Finish - Standard	1208	SF	\$2.19	\$2,646		\$2,646
		135287	C3020	Deferred Maintenance	Replace Epoxy Floor Coating	40	SF	\$14.00	\$560		\$560
		135292	D2010	Deferred Maintenance	Replace Service Sink Floor Mounted	1	EACH	\$3,150.00	\$3,150		\$3,150
		135291	D2010	ADA	ADA Fixtures	1	EACH	\$12,880.00	\$12,880		\$12,880
		135294	D5020	Deferred Maintenance	Replace Interior Light Fixtures - Fluorescent	460	SF	\$7.32	\$3,367		\$3,367

# Deficiency Report

<b>2018</b>	<b>\$4,022</b>	135280	B2010	Routine Maintenance	Repaint Exterior Wall Surfaces	1117	SF	\$1.50	\$1,676	\$1,676
		135288	C3030	Capital Renewal	Replace Acoustic Ceiling System - Standard	460	SF	\$5.10	\$2,346	\$2,346
<b>2020</b>	<b>\$23,226</b>	135289	D2010	Capital Renewal	Replace D2010 Plumbing Fixtures	3	EACH	\$2,258.51	\$6,776	\$6,776
		135290	D2010	Capital Renewal	Replace Wall Mounted Water Closets	4	EACH	\$2,800.00	\$11,200	\$11,200
		135293	D2010	Capital Renewal	Replace Vanity Top Lavatories	4	EACH	\$1,312.50	\$5,250	\$5,250
<b>2024</b>	<b>\$2,646</b>	135286	C3010	Routine Maintenance	Replace Painted Finish - Standard	1208	SF	\$2.19	\$2,646	\$2,646
<b>Total</b>									<b>Total:</b>	<b>\$97,923</b>

The background features abstract geometric shapes. A large blue triangle is in the top-left corner. A green shape, resembling a stylized 'T' or a cross-section, is positioned in the center. A large green triangle occupies the bottom-right area. Thin white lines intersect these shapes, creating a grid-like structure.

**APPENDIX B:**  
PHOTOGRAPHIC RECORD



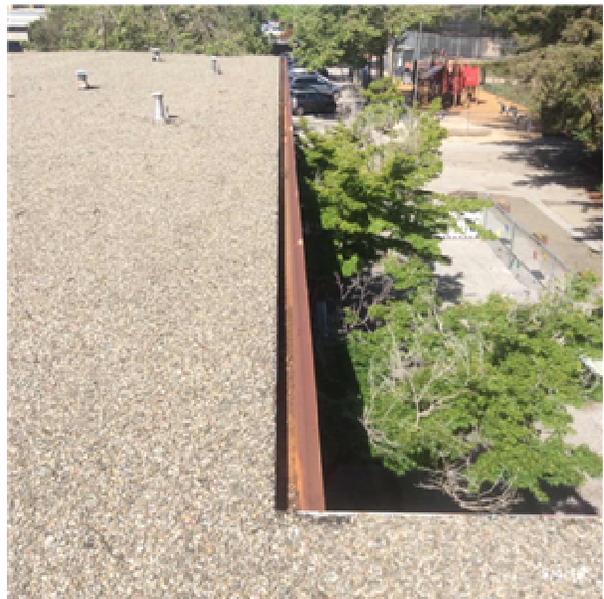
B2016 Exterior Soffits:- View of Exterior Soffits



B3011 Roof Finishes:- View of BUR (Built-up Roofing) System



B2021 Windows:- View of Steel Window Units - Casement, Double Hung, Vent or Sliding



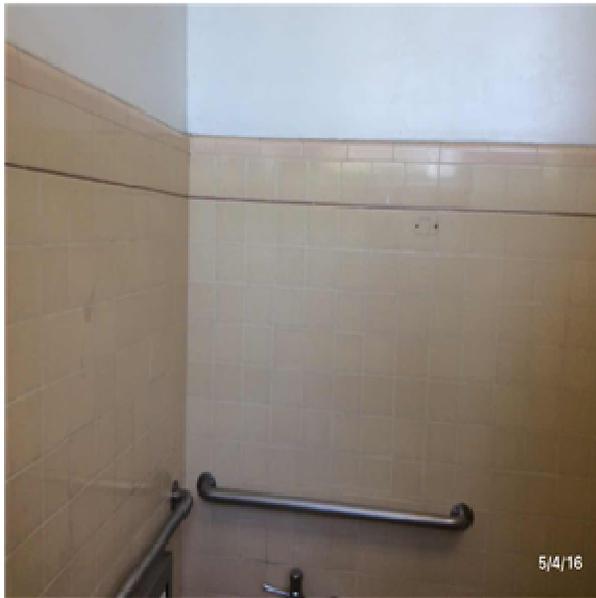
B3016 Gutters and Downspouts:- View of Galvanized Steel Perimeter Gutters & Downspout



B3011 Roof Finishes:- View of BUR (Built-up Roofing) System



C3012 Wall Finishes to Interior Walls:- View of Ceramic Wall Tiles



C3012 Wall Finishes to Interior Walls:- View of Ceramic Wall Tiles



C3023 Hardeners and Sealers:- View of Epoxy Floor Coating



C3012 Wall Finishes to Interior Walls:- View of Ceramic Wall Tiles



C3024 Flooring:- View of Ceramic Tile



C3024 Flooring:- View of Ceramic Tile



C3032 Suspended Ceilings:- View of Acoustic Ceiling System - Standard



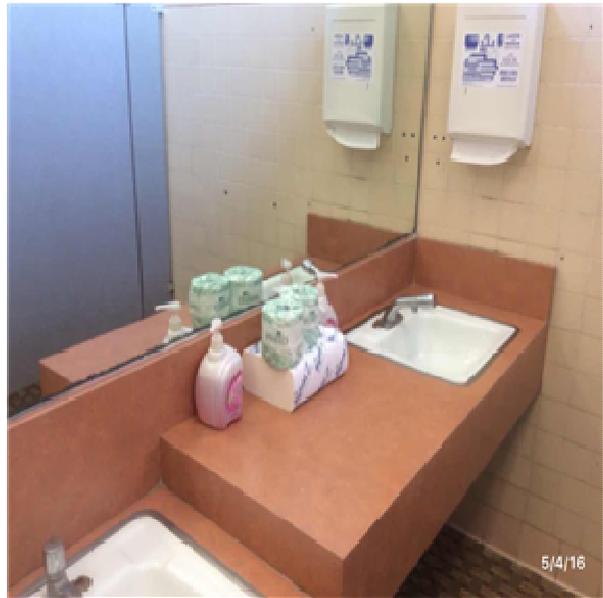
C3032 Suspended Ceilings:- View of Acoustic Ceiling System  
- Standard



D2013 Lavatories:- View of Vanity Top Lavatories



D2011 Water Closets:- View of Wall Mounted Water Closets



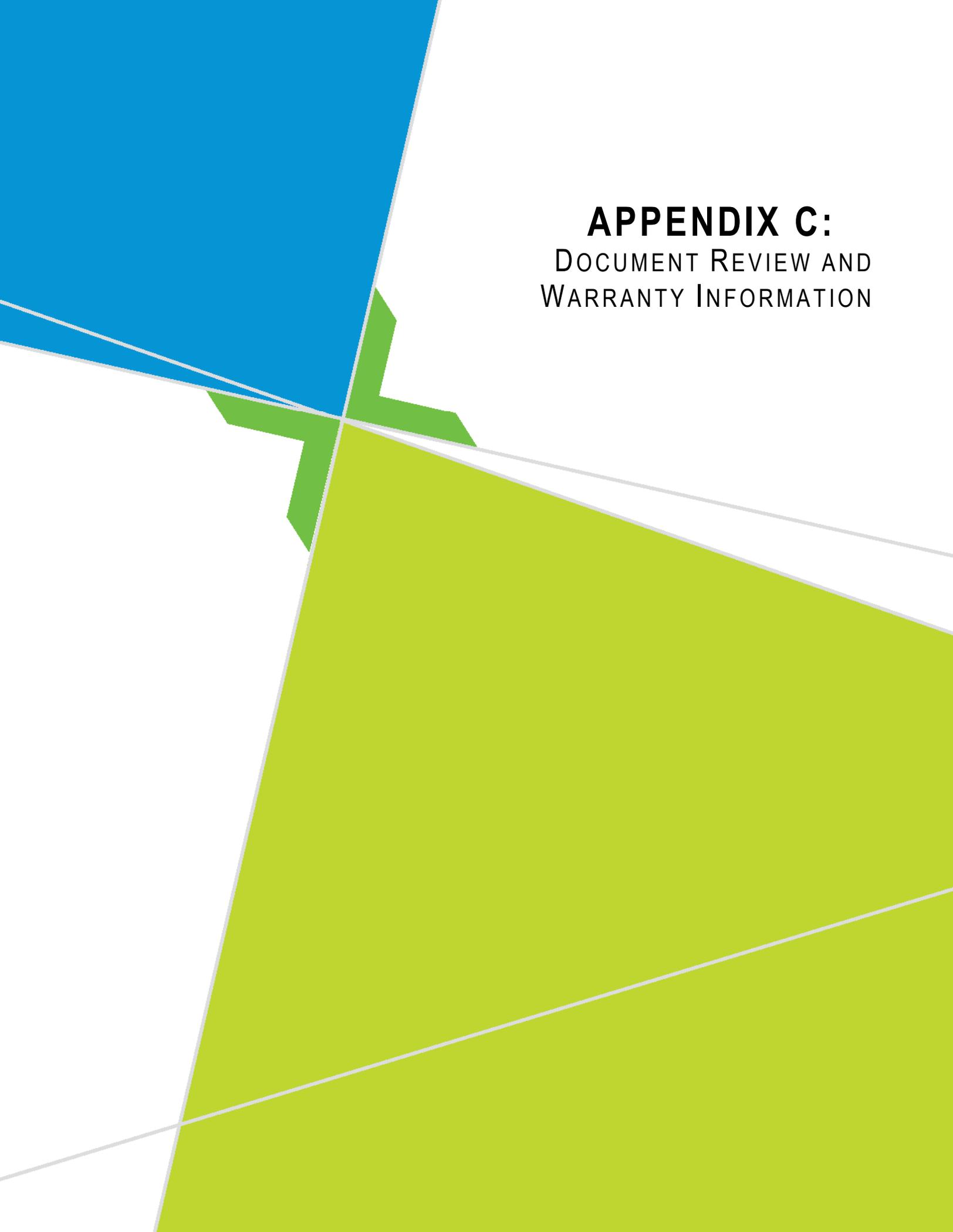
D2013 Lavatories:- View of Vanity Top Lavatories



D2014 Sinks:- View of Service Sink Floor Mounted



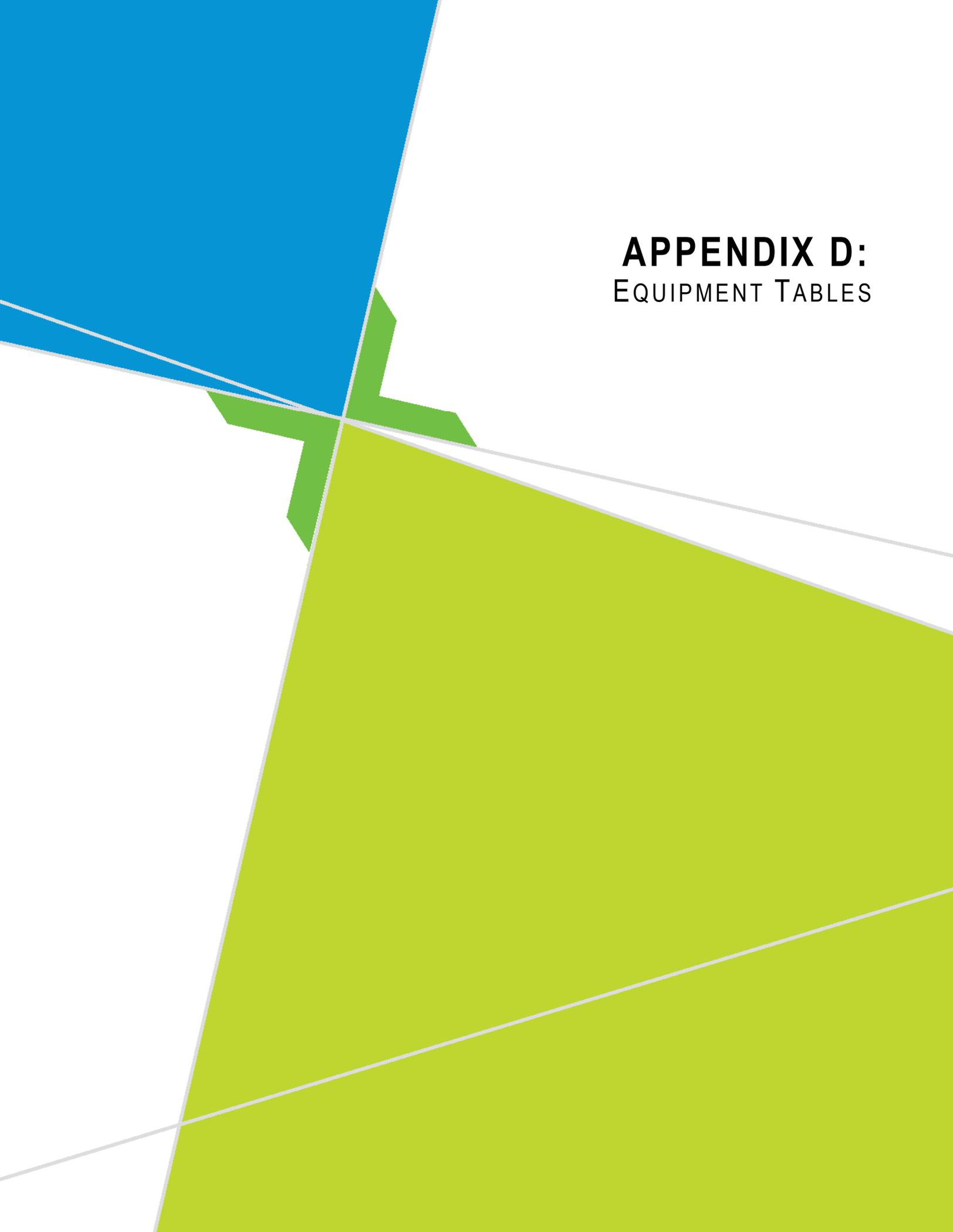
D5022 Lighting Equipment:- View of Interior Light Fixtures -  
Fluorescent



**APPENDIX C:**  
DOCUMENT REVIEW AND  
WARRANTY INFORMATION

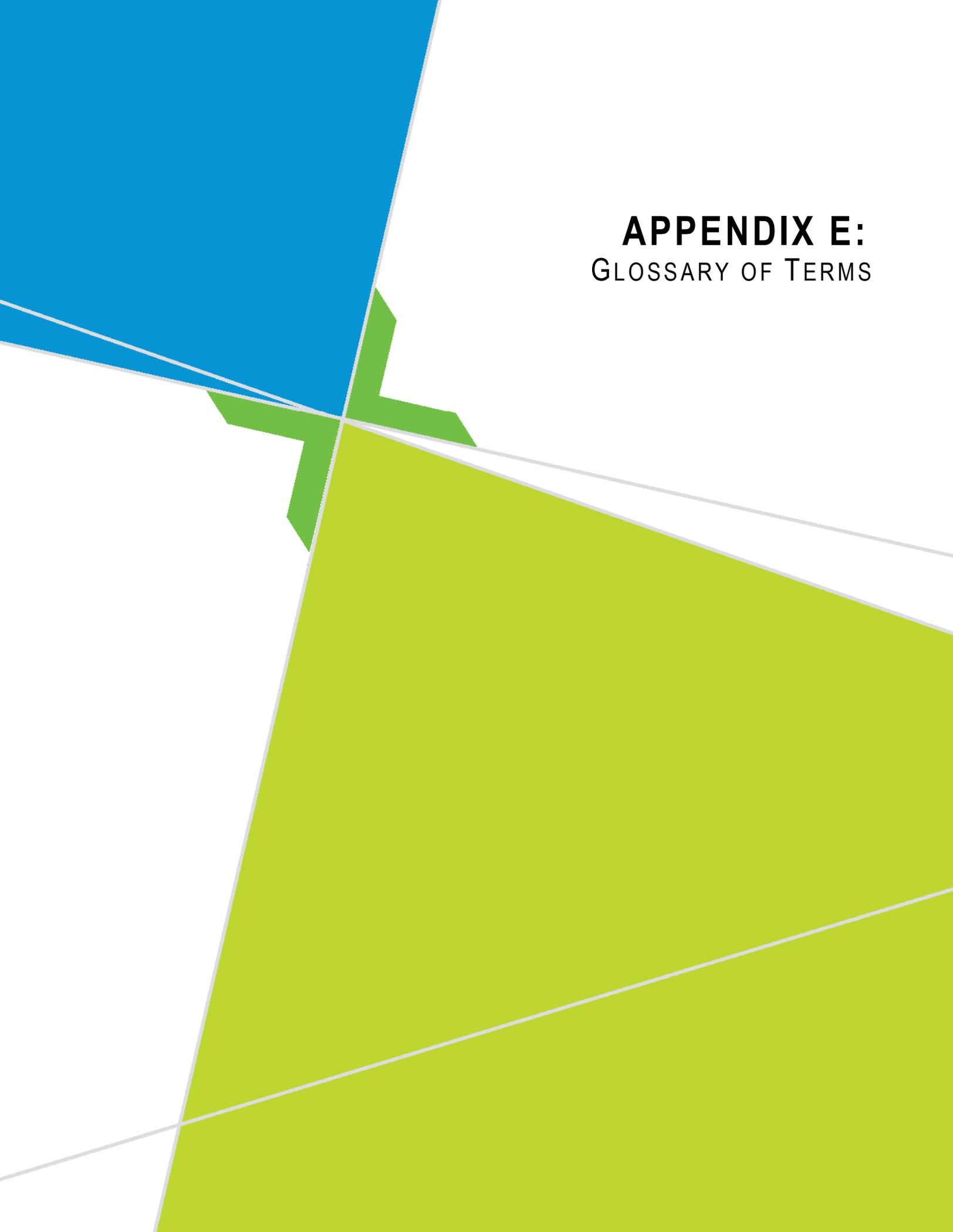
The following documents were reviewed as part of the facility condition assessment of the Restroom Building facility:





**APPENDIX D:**  
EQUIPMENT TABLES





**APPENDIX E:**  
GLOSSARY OF TERMS

## Acronyms & Glossary of Terms

CMU	Concrete Masonry Unit
BUR	Built-Up Roof
EIFS	Exterior Insulation and Finish System
EPDM	Ethylene Propylene Diene Monomer
SC	Solid Core Doors
HM	Hollow Metal Doors
MH	Man Holes
ABC	Aggregate Base Course
EMT	Electrical Metallic Conduit
EUL	Estimated Useful Life
RUL	Recommended Useful Life
EOL	End of Life
FCNI	Facility Condition Needs Index
CRV	Current Replacement Value
DM	Deferred Maintenance
SF	Square Foot
SY	Square Yards
PSF	Pounds-Per-Square-Foot
PSI	Pounds-Per-Square-Inch
GPF	Gallons Per Flush
NFPA	National Fire Protection Association
FACP	Fire Alarm Control Panel
NAC	Notification Appliance Circuit
FCC	Fire Command Center
HVAC	Heating Ventilating and Air conditioning
VAV	Variable Air Volume
AHU	Main Air Handling Units
FCU	Fan Coil Unit
EF	Exhaust Fan
VFD	Variable Frequency Drives
HP	Horse Power
FSS	Fuel Supply System
MDP	Main Distribution Panel
SES	Service Entrance Switchboard's
NEMA	National Electrical Manufactures Association
HID	Intensity Discharge
EMT	Electrical Metallic Tubing
KVA	kilovolt-ampere
RO	Reverse Osmosis
BTU/HR	British Thermal Units per Hour
kW	Kilowatt
FPM	Feet per Minute (Elevator Speed)
AMP	Amperage

## Acronyms & Glossary of Terms

**BTU** – British Thermal Unit; the energy required to raise the temperature of one pound of water by one degree.

**Building Envelope** - The enclosure of the building that protects the building's interior from the outside elements, namely the exterior walls, roof and soffit areas.

**Building Systems** – Interacting or independent components or assemblies, which from single integrated units, that comprise a building and its site work, such as, pavement and flatwork, structural frame, roofing, exterior walls, plumbing, HVAC, electrical, etc.

**Caulking** – Soft, putty-like material used to fill joints, seams, and cracks.

**Codes** – See building codes.

**Component** – A fully functional portion of a building system, piece of equipment, or building element.

**Deferred Maintenance** – Physical deficiencies that cannot be remedied with routine maintenance, normal operating maintenance, etc., excluding de minimis conditions that generally do not present a material physical deficiency to the subject property.

**Expected Useful Life (EUL)** – The average amount of time in years that an item, component or system is estimated to function when installed new and assuming routine maintenance is practiced.

**Facility** – All or any portion of buildings, structures, site improvements, complexes, equipment, roads, walks, passageways, parking lots, or other real or personal property located on site.

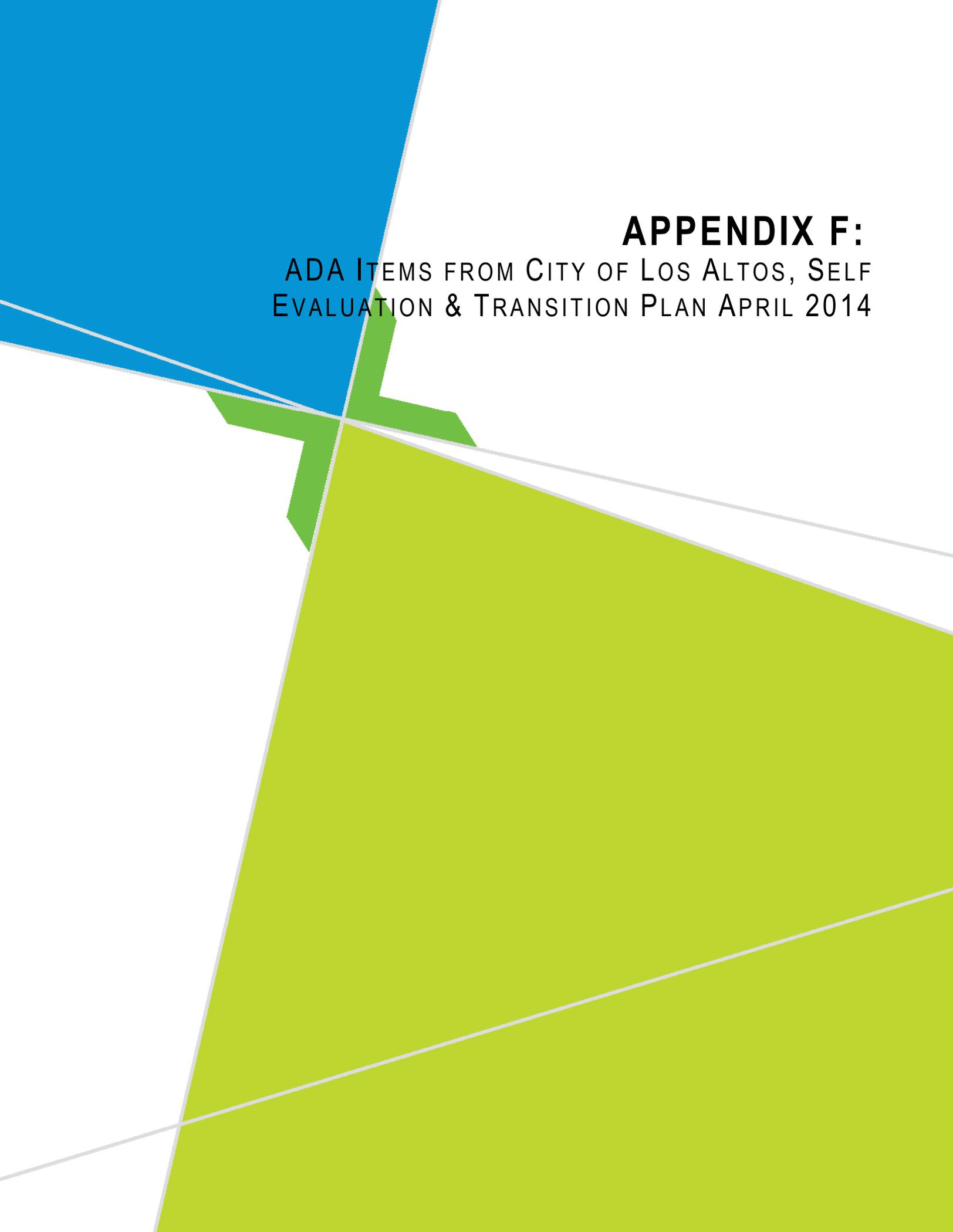
**Flashing** – A thin, impervious sheet of material placed in construction to prevent water penetration or to direct the flow of water. Flashing is used especially at roof hips and valleys, roof penetrations, joints between a roof and a vertical wall, and in masonry walls to direct the flow of water and moisture.

**Remaining Useful Life (RUL)** – A subjective estimate based upon observations, or average estimates of similar items, components, or systems, or a combination thereof, of a number of remaining years that an item, component, or system is established to be able to function in accordance with its intended purpose before warranting replacement. Such period of time is affected by the initial quality of an item, component, or system, the quality of the initial installation, the quality and amount of preventative maintenance exercised, climatic conditions, extent of use, etc.

**Thermal Resistance (R)** – A unit used to measure a material's resistance to heat transfer. The formula for thermal resistance is:  $R = \text{Thickness (in inches)}/K$

**Structural Frame** – The components or building systems that support the building's non-variable forces or weights (dead loads) and variable forces or weights (live loads).

**Warranty** – Legally enforceable assurance of quality or performance of a product or work, or of the duration of satisfactory performance. Warranty guarantee and guaranty are substantially identical in meaning; nevertheless, confusion frequently arises from supposed distinctions attributed to guarantee (or guaranty) being exclusively indicative of duration of satisfactory performance or of a legally enforceable assurance furnished by a manufacturer or other third party. The uniform commercial code provisions on sales (effective in all states except Louisiana) use warranty but recognize the continuation of the use of guarantee and guaranty.

The background features a complex geometric design. A large blue triangle is positioned in the upper left. A green shape, resembling a stylized letter 'T' or a cross, is centered and overlaps the blue triangle and a large green area that occupies the bottom right. Thin white lines intersect these shapes, creating a grid-like structure. The text is placed in the white space between the blue and green areas.

**APPENDIX F:**  
ADA ITEMS FROM CITY OF LOS ALTOS, SELF  
EVALUATION & TRANSITION PLAN APRIL 2014

Copy of Los Altos ADA Barrier Inventory, April 2014

LocationName April 2014	Barrier Location	Feature Type	Feature Code Number	Action Type Text	Action Cost
Bus Barn Theater					
Bus Barn Theater	Floor 1	Assembly Area	27 - 1	Provide accessible seating	\$2,500.00
Bus Barn Theater	Floor 1	Assembly Area	27 - 1	Provide an assistive listening system	\$5,000.00
Bus Barn Theater	Floor 1	Stairway	6 - 1	Install or modify handrails	\$5,000.00
Bus Barn Theater	Floor 1	Stairway	6 - 1	Replace stairs	\$6,000.00
Bus Barn Theater	Floor 1	Stairway	6 - 1	Install tread striping	\$500.00
Bus Barn Theater	Floor 1	Stairway	6 - 2	Install or modify handrails	\$5,000.00
Bus Barn Theater	Floor 1	Stairway	6 - 2	Replace stairs	\$6,000.00
Bus Barn Theater	Floor 1	Stairway	6 - 2	Install tread striping	\$500.00
Bus Barn Theater	Floor 1	Door/Gate	8 - 1	Provide or modify door kickplate	\$500.00
Bus Barn Theater	Floor 1	Door/Gate	8 - 1	Provide additional strike edge clearance	\$5,000.00
Bus Barn Theater	Floor 1	Door/Gate	8 - 1	Increase or provide maneuvering or clear floor area	\$2,000.00
Classroom 13 - 15					
Hillview Community Center	Floor 1	Kitchen	25 - 13	Replace or adjust water controls	\$500.00
Hillview Community Center	Floor 1	Kitchen	25 - 13	Replace or reposition dispensers or mirrors	\$150.00
Hillview Community Center	Floor 1	Kitchen	25 - 13	Modify lavatory/counter clearances	\$2,500.00
Hillview Community Center	Floor 1	Kitchen	25 - 15	Replace or adjust water controls	\$500.00
Hillview Community Center	Floor 1	Kitchen	25 - 15	Replace or reposition dispensers or mirrors	\$300.00
Hillview Community Center	Floor 1	Kitchen	25 - 15	Modify lavatory/counter clearances	\$2,500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 113	Enlarge door opening	\$5,000.00
Hillview Community Center	Floor 1	Door/Gate	8 - 113	Replace or adjust door hardware	\$500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 113	Provide or modify door kickplate	\$500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 115	Enlarge door opening	\$5,000.00
Hillview Community Center	Floor 1	Door/Gate	8 - 15	Enlarge door opening	\$5,000.00
Hillview Community Center	Floor 1	Door/Gate	8 - 15	Adjust door closer	\$250.00
Hillview Community Center	Floor 1	Door/Gate	8 - 15	Provide or modify door kickplate	\$500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 13	Enlarge door opening	\$5,000.00
Hillview Community Center	Floor 1	Door/Gate	8 - 13	Replace or adjust door hardware	\$500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 13	Provide or modify door kickplate	\$500.00
Restroom					
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 3	Replace or reposition dispensers or mirrors	\$150.00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 3	Provide or replace stall door hardware	\$250.00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 3	Replace or modify grab bars	\$1,000.00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 3	Replace or reposition fixtures	\$1,500.00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 3	Reposition toilet flush controls	\$1,000.00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 3	Widen corridor	\$10,000.00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 3	Modify stall partitions and doors	\$1,500.00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 4	Replace or reposition dispensers or mirrors	\$150.00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 4	Provide or replace stall door hardware	\$250.00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 4	Replace or modify grab bars	\$1,000.00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 4	Replace or reposition fixtures	\$1,500.00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 4	Reposition toilet flush controls	\$1,000.00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 4	Widen corridor	\$10,000.00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 4	Replace or reposition urinal	\$3,000.00
Classroom 16-18					
Hillview Community Center	Floor 1	Door/Gate	8 - 66	Replace or adjust door hardware	\$500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 66	Enlarge door opening	\$5,000.00
Hillview Community Center	Floor 1	Door/Gate	8 - 66	Replace or modify door threshold	\$1,500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 65	Replace or adjust door hardware	\$500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 65	Enlarge door opening	\$5,000.00
Hillview Community Center	Floor 1	Door/Gate	8 - 67	Enlarge door opening	\$5,000.00
Hillview Community Center	Floor 1	Single User Restroom	20 - 1	Widen corridor	\$10,000.00
Hillview Community Center	Floor 1	Single User Restroom	20 - 1	Increase or provide maneuvering or clear floor area	\$2,000.00
Hillview Community Center	Floor 1	Single User Restroom	20 - 1	Replace or reposition dispensers or mirrors	\$300.00
Hillview Community Center	Floor 1	Kitchen	25 - 1	Replace or reposition dispensers or mirrors	\$150.00
Hillview Community Center	Floor 1	Kitchen	25 - 1	Modify lavatory/counter clearances	\$2,500.00
Hillview Community Center	Floor 1	Kitchen	25 - 18	Replace or reposition dispensers or mirrors	\$300.00
Hillview Community Center	Floor 1	Kitchen	25 - 18	Modify lavatory/counter clearances	\$2,500.00
Hillview Community Center	Floor 1	Kitchen	25 - 16	Replace or adjust water controls	\$500.00
Hillview Community Center	Floor 1	Kitchen	25 - 16	Replace or reposition dispensers or mirrors	\$300.00
Hillview Community Center	Floor 1	Kitchen	25 - 16	Modify lavatory/counter clearances	\$2,500.00
Hillview Community Center	Floor 1	Kitchen	25 - 17	Replace or adjust water controls	\$500.00
Hillview Community Center	Floor 1	Kitchen	25 - 17	Replace or reposition dispensers or mirrors	\$300.00
Hillview Community Center	Floor 1	Kitchen	25 - 17	Modify lavatory/counter clearances	\$2,500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 18	Replace or adjust door hardware	\$500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 18	Enlarge door opening	\$5,000.00
Hillview Community Center	Floor 1	Door/Gate	8 - 18	Replace or modify door threshold	\$1,500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 118	Replace or adjust door hardware	\$500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 118	Enlarge door opening	\$5,000.00
Hillview Community Center	Floor 1	Door/Gate	8 - 118	Replace or modify door threshold	\$1,500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 17	Replace or adjust door hardware	\$500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 17	Enlarge door opening	\$5,000.00
Hillview Community Center	Floor 1	Door/Gate	8 - 17	Replace or modify door threshold	\$1,500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 117	Replace or adjust door hardware	\$500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 117	Enlarge door opening	\$5,000.00
Hillview Community Center	Floor 1	Door/Gate	8 - 16	Enlarge door opening	\$5,000.00
Hillview Community Center	Floor 1	Door/Gate	8 - 16	Replace or adjust door hardware	\$500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 16	Provide or modify door kickplate	\$500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 16	Replace or modify door threshold	\$1,500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 116	Enlarge door opening	\$5,000.00
Hillview Community Center	Floor 1	Door/Gate	8 - 116	Adjust door closer	\$250.00
Hillview Community Center	Floor 1	Door/Gate	8 - 116	Provide or modify door kickplate	\$500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 116	Replace or modify door threshold	\$1,500.00

Copy of Los Altos ADA Barrier Inventory, April 2014

Classroom 7 - 9					
Hillview Community Center	Floor 1	Door/Gate	8 - 8	Enlarge door opening	\$5,000.00
Hillview Community Center	Floor 1	Door/Gate	8 - 8	Replace or adjust door hardware	\$500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 8	Provide or modify door kickplate	\$500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 8	Replace or modify door threshold	\$1,500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 108	Enlarge door opening	\$5,000.00
Hillview Community Center	Floor 1	Door/Gate	8 - 108	Replace or adjust door hardware	\$500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 108	Provide or modify door kickplate	\$500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 108	Replace or modify door threshold	\$1,500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 7	Replace or adjust door hardware	\$500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 107	Replace or adjust door hardware	\$500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 9	Replace or adjust door hardware	\$500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 109	Replace or adjust door hardware	\$500.00
Senior Center					
Hillview Community Center	Floor 1	Kitchen	25 - 11	Modify lavatory/counter clearances	\$2,500.00
Hillview Community Center	Floor 1	Kitchen	25 - 12	Replace or reposition dispensers or mirrors	\$150.00
Hillview Community Center	Floor 1	Kitchen	25 - 12	Modify lavatory/counter clearances	\$2,500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 11	Enlarge door opening	\$5,000.00
Hillview Community Center	Floor 1	Door/Gate	8 - 11	Provide or modify door kickplate	\$500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 111	Enlarge door opening	\$5,000.00
Hillview Community Center	Floor 1	Door/Gate	8 - 111	Provide or modify door kickplate	\$500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 10	Enlarge door opening	\$5,000.00
Hillview Community Center	Floor 1	Door/Gate	8 - 110	Enlarge door opening	\$5,000.00
Hillview Community Center	Floor 1	Door/Gate	8 - 12	Enlarge door opening	\$5,000.00
Hillview Community Center	Floor 1	Door/Gate	8 - 12	Provide or modify door kickplate	\$500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 12	Install or modify permanent room signs	\$250.00
Hillview Community Center	Floor 1	Door/Gate	8 - 112	Replace or adjust door hardware	\$500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 112	Adjust door closer	\$250.00
Hillview Community Center	Floor 1	Door/Gate	8 - 112	Replace or modify door threshold	\$1,500.00
Hal Brady Hall					
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 1	Install sign	\$500.00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 1	Modify lavatory/counter clearances	\$2,500.00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 1	Replace or reposition dispensers or mirrors	\$300.00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 1	Reposition toilet flush controls	\$1,000.00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 1	Provide or replace stall door hardware	\$250.00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 1	Replace or modify grab bars	\$1,000.00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 1	Modify stall partitions and doors	\$1,500.00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 2	Install sign	\$500.00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 2	Modify lavatory/counter clearances	\$2,500.00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 2	Replace or reposition dispensers or mirrors	\$150.00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 2	Reposition toilet flush controls	\$1,000.00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 2	Provide or replace stall door hardware	\$250.00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 2	Replace or modify grab bars	\$1,000.00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 2	Modify stall partitions and doors	\$1,500.00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 2	Replace or reposition fixtures	\$1,500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 2	Install or modify permanent room signs	\$250.00
Hillview Community Center	Floor 1	Door/Gate	8 - 2	Adjust door closer	\$250.00
Hillview Community Center	Floor 1	Door/Gate	8 - 50	Install or modify permanent room signs	\$250.00
Hillview Community Center	Floor 1	Door/Gate	8 - 51	Install or modify permanent room signs	\$250.00
Hillview Community Center	Floor 1	Door/Gate	8 - 52	Install or modify permanent room signs	\$250.00
Hillview Community Center	Floor 1	Door/Gate	8 - 52	Adjust door closer	\$250.00
Children's Corner					
Hillview Community Center	Floor 1	Kitchen	25 - 4	Replace or reposition dispensers or mirrors	\$150.00
Hillview Community Center	Floor 1	Kitchen	25 - 4	Modify lavatory/counter clearances	\$2,500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 53	Replace or adjust door hardware	\$500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 54	Replace or adjust door hardware	\$500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 54	Provide or modify door kickplate	\$500.00
Multi-Purpose Room					
Hillview Community Center	Floor 1	Kitchen	25 - 3	Modify lavatory/counter clearances	\$2,500.00
Hillview Community Center	Floor 1	Kitchen	25 - 3	Replace or reposition dispensers or mirrors	\$150.00
Hillview Community Center	Floor 1	Door/Gate	8 - 64	Replace or adjust door hardware	\$500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 64	Enlarge door opening	\$5,000.00
Hillview Community Center	Floor 1	Door/Gate	8 - 64	Adjust door closer	\$250.00
Hillview Community Center	Floor 1	Door/Gate	8 - 64	Provide additional strike edge clearance	\$5,000.00
Hillview Community Center	Floor 1	Door/Gate	8 - 64	Provide or modify door kickplate	\$500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 63	Install or modify permanent room signs	\$250.00
Hillview Community Center	Floor 1	Door/Gate	8 - 63	Enlarge door opening	\$5,000.00
Hillview Community Center	Floor 1	Door/Gate	8 - 63	Provide or modify door kickplate	\$500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 62	Install or modify permanent room signs	\$250.00
Hillview Community Center	Floor 1	Door/Gate	8 - 62	Enlarge door opening	\$5,000.00
Hillview Community Center	Floor 1	Door/Gate	8 - 62	Provide or modify door kickplate	\$500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 62	Adjust door closer	\$250.00
Hillview Community Center	Floor 1	Door/Gate	8 - 61	Install or modify permanent room signs	\$250.00
Hillview Community Center	Floor 1	Door/Gate	8 - 61	Enlarge door opening	\$5,000.00
Hillview Community Center	Floor 1	Door/Gate	8 - 61	Adjust door closer	\$250.00
Hillview Community Center	Floor 1	Stairway	6 - 1	Replace stairs	\$15,000.00
Hillview Community Center	Floor 1	Stairway	6 - 1	Repair stair nosings	\$4,000.00
Hillview Community Center	Floor 1	Stairway	6 - 1	Install tread striping	\$500.00
Hillview Community Center	Floor 1	Stairway	6 - 1	Install or modify handrails	\$5,000.00
Hillview Community Center	Floor 1	Stairway	6 - 2	Replace stairs	\$15,000.00
Hillview Community Center	Floor 1	Stairway	6 - 2	Repair stair nosings	\$4,000.00
Hillview Community Center	Floor 1	Stairway	6 - 2	Install tread striping	\$500.00
Hillview Community Center	Floor 1	Stairway	6 - 2	Install or modify handrails	\$5,000.00
Hillview Community Center	Floor 1	Stairway	6 - 3	Replace stairs	\$15,000.00
Hillview Community Center	Floor 1	Stairway	6 - 3	Install or modify handrails	\$5,000.00

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Hillview Community Center	Floor 1	Stairway	6 - 3	Repair stair nosings	\$4,000.00
Hillview Community Center	Floor 1	Door/Gate	8 - 59	Increase or provide maneuvering or clear floor area	\$2,000.00
Hillview Community Center	Floor 1	Door/Gate	8 - 59	Enlarge door opening	\$5,000.00
Hillview Community Center	Floor 1	Door/Gate	8 - 59	Adjust door closer	\$250.00
Park's Office / Children Corner					
Hillview Community Center	Floor 1	Door/Gate	8 - 55	Replace or adjust door hardware	\$500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 55	Provide or modify door kickplate	\$500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 55	Adjust door closer	\$250.00
Hillview Community Center	Floor 1	Door/Gate	8 - 55	Replace or modify door threshold	\$1,500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 55	Increase or provide maneuvering or clear floor area	\$2,000.00
Hillview Community Center	Floor 1	Door/Gate	8 - 56	Replace or adjust door hardware	\$500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 56	Provide or modify door kickplate	\$500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 56	Adjust door closer	\$250.00
Hillview Community Center	Floor 1	Door/Gate	8 - 57	Replace or adjust door hardware	\$500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 58	Replace or adjust door hardware	\$500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 58	Provide or modify door kickplate	\$500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 58	Adjust door closer	\$250.00
Exterior					
Hillview Community Center	Exterior	Walk	4 - 1	Regrade surface	\$500.00
Hillview Community Center	Exterior	Outdoor Constructed Features	33 - 1	Provide an accessible path of travel	\$5,000.00
Hillview Community Center	Exterior	Picnic Area	32 - 1	Provide an accessible table	\$2,500.00
Hillview Community Center	Exterior	Picnic Area	32 - 2	Provide an accessible table	\$2,500.00
Hillview Community Center	Exterior	Outdoor Constructed Features	33 - 2	Regrade surface	\$1,000.00
Hillview Community Center	Exterior	Curb Ramp	3 - 1	Provide detectable warning strip	\$1,000.00
Hillview Community Center	Exterior	Curb Ramp	3 - 1	Install, replace or modify curb ramp	\$3,500.00
Hillview Community Center	Exterior	Drinking Fountain	10 - 1	Adjust water stream	\$100.00
Hillview Community Center	Exterior	Drinking Fountain	10 - 1	Replace or reposition drinking fountain	\$5,000.00
Hillview Community Center	Exterior	Hazard	7 - 1	Remove overhanging or protruding objects	\$1,000.00
Concession / Restroom					
Hillview Park	Exterior	Multiple User Restroom	19 - 1	Install sign	\$500.00
Hillview Park	Exterior	Multiple User Restroom	19 - 1	Modify lavatory/counter clearances	\$2,500.00
Hillview Park	Exterior	Multiple User Restroom	19 - 1	Replace or reposition dispensers or mirrors	\$150.00
Hillview Park	Exterior	Multiple User Restroom	19 - 1	Provide or replace stall door hardware	\$250.00
Hillview Park	Exterior	Multiple User Restroom	19 - 1	Replace or reposition fixtures	\$1,500.00
Hillview Park	Exterior	Multiple User Restroom	19 - 1	Replace or modify grab bars	\$1,000.00
Hillview Park	Exterior	Multiple User Restroom	19 - 1	Modify stall partitions and doors	\$1,500.00
Hillview Park	Exterior	Multiple User Restroom	19 - 2	Install sign	\$500.00
Hillview Park	Exterior	Multiple User Restroom	19 - 2	Modify lavatory/counter clearances	\$2,500.00
Hillview Park	Exterior	Multiple User Restroom	19 - 2	Replace or reposition dispensers or mirrors	\$450.00
Hillview Park	Exterior	Multiple User Restroom	19 - 2	Provide or replace stall door hardware	\$250.00
Hillview Park	Exterior	Multiple User Restroom	19 - 2	Replace or modify grab bars	\$1,000.00
Hillview Park	Exterior	Multiple User Restroom	19 - 2	Reposition toilet flush controls	\$1,000.00
Hillview Park	Exterior	Multiple User Restroom	19 - 2	Replace or reposition urinal	\$3,000.00
Hillview Park	Exterior	Multiple User Restroom	19 - 2	Modify stall partitions and doors	\$1,500.00

